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## **Proposed Draft Variation (No. 2) of Dublin City Development Plan 2016 – 2022 Designating Hollybrook Road, Clontarf, as an Architectural Conservation Area**

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### **PROPOSAL**

It is proposed to vary the Dublin City Council Development Plan 2016-2022 by designating Hollybrook Road, Clontarf, as an Architectural Conservation Area (ACA).

Hollybrook Road ACA extends in broad terms, north from close to the junction with Clontarf Road to Hollybrook Park encompassing terraced, semi-detached and detached late Victorian/Edwardian and modern dwellinghouses, including the front and back gardens of these dwellings. The modern infill dwellings at no. 88A Hollybrook Road (also known as no's 1, 2 & 3 Seaview), are not included within the Architectural Conservation Area.

The exact boundaries are delineated on the attached map, by the red-lined area and are described in the text of the Architectural Conservation Area Report.

### **Purpose of the Variation:**

The purpose of an ACA is to protect and enhance the special character of the ACA by:

- Ensuring that all new development is carried out in a manner sympathetic to the special character of the area,
- Encouraging the reinstatement and enhancement of existing structures in a manner sympathetic to the special character of the area.

The Hollybrook Road Architectural Conservation Area is located approximately four kilometres north east of the city centre, approximately 1.5 kilometres to the west of the busy village/ residential suburban area of Clontarf and is almost equidistant between the Clontarf village to the east and Fairview to the west.

The Architectural Conservation Area focuses on a core of late Victorian/ Edwardian dwellings on a tree-lined road. Hollybrook Road is comprised of a short terrace, substantial semi-detached and detached dwellings, single and two storey, late 19<sup>th</sup> and early 20<sup>th</sup> century dwellings, mainly of red brick and plaster/dashed render, sited on generous plots, set back to the rear of iron railed long front gardens, enhanced with mature landscaping and served by rear laneways. Some of the original building details have been replaced. However the original form and layout of the street remains, retaining an attractive sense of place. The original details that remain on a number of structures include the brick detailing, timber sash windows, granite cills, iron railings, the chimney elements, noteworthy features in the modern city context.

The special architectural and historic interest that justifies the designation of Hollybrook Road as an Architectural Conservation Area is derived from the following features:

- It forms part of the surviving late Victorian suburbs dating from the 1890s that characterize the development of the city outside the canal ring after the arrival of efficient public transport.
- Overall, the street is a catalogue of late Victorian and early 20<sup>th</sup> century architectural detailing. As speculative developments, they were designed to be as eye catching as possible. These new modern suburbs were connected to the city by public transport trams. The strong visual quality of the brick and rendered buildings and the rhythmic architectural pattern provide a homogenous and attractive built environment with eclectic detailing.
- The street has retained much of its original character and architectural integrity.
- The streetscape setting of Hollybrook Road is enhanced by the front gardens and trees that line the pavement which both contribute to a sense of open space. This includes the special character of the original long front gardens separated by simple railings and hedges with ornate front railings retained. The gardens of the original houses are free from large areas of hard landscaping and vehicular entrances. Vehicular entrances are limited to the later houses on the street.
- The quality usage of historic building materials in the boundary treatments of the historic buildings, kerbstones and historic lamp posts.
- The early 20<sup>th</sup> century houses largely respect the character of the area in terms of their scale, siting and streetscape.



**Map 1: Proposed Architectural Conservation Area boundary map for Hollybrook Road, Clontarf.**

## Procedure followed

### **Public Notice and Display**

In accordance with the procedures set out in Section 13 of the Planning and Development Acts, 2000-2010, a public notice was inserted in the Irish Independent 25<sup>th</sup> April 2017. The draft variation No. 2 was displayed from 25<sup>th</sup> April 2017 to 23<sup>rd</sup> May 2017 at the Civic Offices. Details were also made available on Dublin City Councils website at [www.dublincity.ie](http://www.dublincity.ie). Notice and copies of the proposed variation of the Development Plan were sent to the Minister, adjoining Planning Authorities and the Prescribed Bodies. Members of the public were invited to make submissions regarding the plan. The closing date for receipt of submissions was 23<sup>rd</sup> May 2017, 4 no submissions were received.

### **Strategic Environmental Appraisal**

The Planning Authority determined, using the criteria set out in Schedule 2A Planning and Development Regulations 2001-2010, the DECLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed draft variation to the Dublin City Development Plan 2011-2017 for the area set out above and the prescribed bodies have not objected to this determination within the appropriate period.

### **Appropriate Assessment**

An Appropriate Assessment Screening was undertaken of the proposed draft variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The proposed draft variation is not predicted to have a likely impact on the key features or the conservation function of any Natura 2000 sites. The prescribed bodies were notified of the above determination in relation to the AA screening and did not object within the appropriate period.

This report is in three sections and contains:

1. A list of the persons or bodies who made submissions or observations
2. A summary of the issues raised by the persons or bodies in the submissions.
3. A response to the issues raised and recommendation of the Manager followed by a recommendation to the City Council.

## Submissions received

The following persons or bodies made submissions or observations in relation to the proposed variation of the Development Plan:

1. Jim Conway, Director, Eastern and Midland Regional Assembly, 3<sup>rd</sup> Floor North, Ballymun Civic Centre, Main Street, Ballymun, Dublin 9.
2. Justin O'Brien Acting Executive Officer, Forward Planning Section, Department of Education and Skills, Portlaoise Road, Tullamore, Co. Offaly
3. Ciara Gilgunn, Forward Planning Section, Planning & Housing Market Policy and Land Management Division, Department of Housing, Planning, Community and Local Government, Custom House, Dublin 1.
4. Natasha Crudden, Regulatory & Administration Unit, Transport Infrastructure Ireland.

As a limited number of submissions have been received and the content of each submission varied, therefore, each submission shall be addressed separately.

## Summary of issues raised

### **Submission 1**

Jim Conway, Director, Eastern and Midland Regional Assembly, 3<sup>rd</sup> Floor North, Ballymun Civic Centre, Main Street, Ballymun, Dublin 9.

#### Summary of issue(s):

The submission sets out the role of the Eastern and Midland Regional Assembly and the legal context to prepare submissions to relevant planning authorities.

The Regional Assembly has no objection to the proposed variation.

#### **Response**

The submission is noted.

#### **Recommendation**

No change.

### **Submission 2**

Justin O'Brien Acting Executive Officer, Forward Planning Section, Department of Education and Skills, Portlaoise Road, Tullamore, Co. Offaly.

#### Summary of issue(s):

The Department of Education and Skills has no observations or recommendations at this time.

#### **Response**

The submission is noted.

#### **Recommendation**

No change.

### **Submission 3**

Ciara Gilgunn, Forward Planning Section, Planning & Housing Market Policy and Land Management Division, Department of Housing, Planning, Community and Local Government, Custom House, Dublin 1.

#### Summary of issue(s):

The Department of Housing, Planning, Community and Local Government does not have any comment to make in relation to this proposed variation.

#### **Response**

The submission is noted.

#### **Recommendation**

No change.

### **Submission 4**

Natasha Crudden, Regulatory & Administration Unit, Transport Infrastructure Ireland.

#### Summary of issue(s):

Transport Infrastructure Ireland has no comment to make.

**Response**

The submission is noted.

**Recommendation**

No change.

**Recommendation to City Council**

Accordingly, there are no proposed amendments arising from the public consultation process. Therefore, it is recommended that the City Council adopt the proposed variation (No.2) of the Dublin City Development Plan 2016-2022 to designate Hollybrook Road, Clontarf, as an Architectural Conservation Area.

**Richard Shakespeare**  
**Assistant Chief Executive**  
**30<sup>th</sup> May 2017**

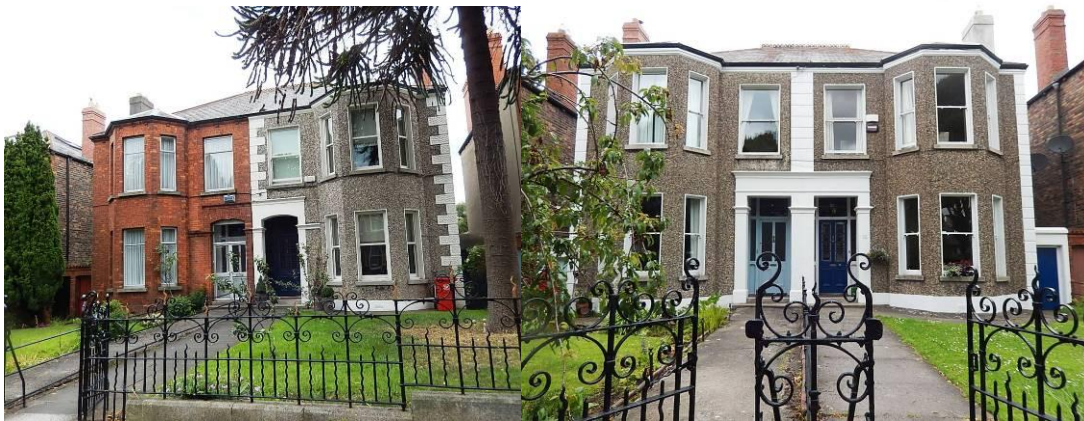
## Short Photographic Record



Views of north end of street. Note the enclosed front plots with mature gardens and tree-lined road which contribute to the sense of open space and unique character of the street.



Numbers 37 and 38 Hollybrook Road at north end of street. They display more decorative detail than the majority of the buildings on the street. The houses were reputedly built for the developer.



Most of the houses on the street are composed of semi-detached pairs with hipped roofs, tall chimneys to side elevations and bay windows. Front doors are set in recessed porches. Overtime the some of the original red brick facades have been subject to later early to mid 20<sup>th</sup> century decorative render treatments.



Early 20<sup>th</sup> century infill on located in the mid section of the east side of street. These houses also respect the character of the street.



While most of the late Victorian housing (circa 1890) on the street is composed of semi-detached pairs, numbers 1-6 are terraced and have no side access.



Views of 1930's housing at east end of street which respect the character of the street.